

Meeting Minutes

Name of Committee: Devotion School Building Committee

Meeting Date: 15 October 2015 Time: 8:00 a.m. Meeting Location: Room 111, Town Hall, 333 Washington Street.

Attendees: See attached sign-in sheets.

Next Meetings: 29 October 2015 at 8:00 a.m., Trane Memorial Health Center, Denny Room, 20 November 2015, 11 December 2015 and 22 December 2015 all commence at 8:00 a.m. and all are in the Room 103, Town Hall.

Topic: Meeting Minutes

Motion to approve the minutes of 30 September 2015, open session. ***Unanimously approved.*** Motion to approve the minutes of the Executive Session of 30 September 2015. ***Unanimously approved by roll call vote.***

Topic: Project Update

T. Guigli provided an update on the project. Building Committee members were given copies of the Edward Devotion School “Milestone Schedule” and “Early Release Analysis” (copies attached) as prepared by Shawmut Construction and Design. The documents together represent an overview of the schedule of the project with the inclusion of an early bid package comprising hazardous materials abatement, demolition, excavation, concrete and structural steel. The prospect of an early bid package has been discussed in detail between HMFH and Shawmut and both agree to the dates and recommend the approach.

For reasons related in part to the Design Advisory Team (DAT) process, HMFH is now proposing delaying the Design Development submission to the MSBA by approximately one month. The new proposed date is 23 December 2015. There is no proposed change to the dates and milestones of construction and project completion at this time. This would normally compress the time frame for later design stages accordingly. However, implementation of an early bid package actually provides additional time for the design team to complete Construction Documents. It will mean a contingency will be required for structural steel for minor changes that may be required as the documents are completed. In addition, the credit to the Town for the architect contract for single-phase construction will be partially off-set by design costs related to the preparation and implementation of the early bid package.

J. Hirst of Shawmut provided an overview of how the early bid packages work in general. He stated that the early bid package for the Devotion School project would represent about 25% of the overall construction cost. By “buying” this part of the project early, the Town will have a known cost for a significant part of the project. Based on the current elevated construction escalation rate, buying early may yield savings.

When asked about the risk to the Town, he stated that there are ongoing cost estimates planned in advance of the early bid packages. If there is a budget issue, the Building Committee will have the opportunity to implement value engineering efforts. Because of the nature of the items contained in the proposed early bid package, there are few opportunities to value engineer it. Therefore, in any case, value engineering efforts would likely be focused on items not contained in the proposed early bid package.

Further, the Town will soon be committing to either modular or a leased building to house grades K-4 out of the building during construction. Either choice implies a significant commitment by the Town to the advancement of the project. The early bid package provides the best opportunity to hold to the construction and completion schedule, as long as the Guaranteed Maximum Price (GMP), including the early bid package is within the Construction Cost as established in the overall project budget (as modified to reflect single phase construction). J. Hirst stated Shawmut is committed to that GMP. He stated that early bid packages are employed on many of their projects and to date no public school project that Shawmut has done with early bid packages have failed to result in a GMP acceptable to the Awarding Authority.

The early bid package will allow Shawmut to focus more heavily on that aspect of the work while the rest of the construction documents are completed and as the rest of the project is bid. Shawmut will make best use of the additional time in the construction schedule that is afforded.

In response to a question as to assessment of hazardous materials latent conditions, J. Hirst responded that Shawmut has worked with Universal Engineering Consultants (UEC) in the past and has found them to be thorough. T. Guigli noted that extensive sampling and site investigations have been done and that Shawmut has been involved in that effort.

The topic of early bid packages was discussed in detail at the Building Commission Meeting on Tuesday 13 October 2015 and the Commission endorsed the approach.

Next, T. Guigli provided an update on the DAT process. It is expected there will be additional meetings of the DAT prior to the new date of the Design Development cost estimates. It is important that the elevations design be completed by HMFH to the extent the cost can be estimated and that the architects secure approval of the elevations by the DAT in the coming weeks.

As far as the modular bids, Shawmut reported that the date of the bid opening has been moved from 23 October to 30 October based on a request for a time extension from bidders. Shawmut expects to receive three to four bids.

Dr. J. Connelly gave an update on the status of the lease option. All conditions of the lease have been agreed to and the Letter of Intent (LOI) has been signed by the Town. Awaiting indication that the landlord has signed. He will consult with Town Counsel as to the status of the lease.

Topic: Artificial Turf:

Dr. A. Balsam of the Health Department, E. Gallentine of the Parks and Open Space Division and C. Offenburg were in attendance to discuss the Artificial Turf with respect to its material composition. The artificial turf has been in the project since the earliest stages of design. Its overall benefit is that it wears better to the heavy use of the field. Currently the natural surface is mostly barren owing to heavy play and foot traffic. This leads to it being virtually unusable at certain times especially in wetter periods.

The current design includes crumb rubber composition as it is widely used across the country, is cost effective to install and maintain and has a proven track record. The concern expressed by some relates to potential exposure to harmful materials to those who play on it, despite the lack of any evidence to support those fears.

N. Daly stated that New York City has banned crumb rubber fields and that information she has received is that the Consumer Product Safety Commission is now of the opinion that crumb rubber may not be safe.

Dr. A. Balsam then spoke to the issue. In the past concerns have been raised first with respect to MRSA then from possible lead exposure. After reviewing the issue, he concluded that the risk of MRSA was no greater on artificial turf fields than on “natural” fields. With respect to lead, the Town retained the services of an outside consultant, CDM for an assessment. The end result is that they found no elevated risk.

The current concern with the crumb rubber is the perception of a higher risk of lymphoma in children who play on it, especially soccer players. To date there is no epidemiological evidence to support that fear. The infill is made of material that is unpleasant; however there is to date no scientific evidence that links it to higher instances of lymphoma or cancer.

Nevertheless there exist anecdotal reports and the perception of danger. This is similar to a situation the Town faced years ago with vaccines that contained mercury preservative. Once again there was no scientific evidence to support fears of a link to autism. Nevertheless, at added cost, the Town switched to vaccines that don’t contain those preservatives. This was a move done to address the perception of some of the public.

E. Gallentine stated that the Town revisits the issue of safety with crumb rubber fields on a regular basis. To date there have been no findings of elevated risk with existing crumb rubber turf fields in Brookline.

The conversation then turned to possible alternatives to crumb rubber and whether or not the committee should consider them at the Devotion School.

Apparently most landscape architects still have little experience with the installation of alternative systems. Crumb rubber is still the most widely installed and the material is typically USA sourced and Green Guard Certified. Other alternatives include EPDM

which is a virgin rubber material. It melts in hot weather and there is not widespread use of it. TP is virgin plastic, again not widely used. Then there are the organic materials such as coconut fiber, cork and rice husks. They absorb a lot of water and it has been noted that they may be subject to freezing in the winter. In addition, according to C. Offenbergl of CRJA, there is evidence of material degradation over time, so that the fields require regular “top dressing” which may add a cost to maintain of \$10K or so every couple of years. The Fessendon School and the Shady Hill School are two owners that have recently installed organic artificial turf fields. J. Hirst stated that Shawmut has received pricing on another project of \$50-\$60K premium for the installation of field with alternatives to crumb rubber. It was also noted that the organics may require irrigation, which is in addition to the materials upcharge. No irrigation is currently planned for the project and no allowance for it exists in the budget.

E. Gallentine stated that Parks and Open Space is capable of maintaining the field regardless of whether it is crumb rubber or organic infill material.

The discussion turned to whether this is a decision to be made by the Building Committee or if it should be a policy matter at a level outside of the Committee.

CRJA to review the alternatives and get back to the Committee at its next meeting on 10/29.

H. Charlupski noted that she is interested in saving as many existing trees on site as possible both for budget reasons and for the neighborhood.

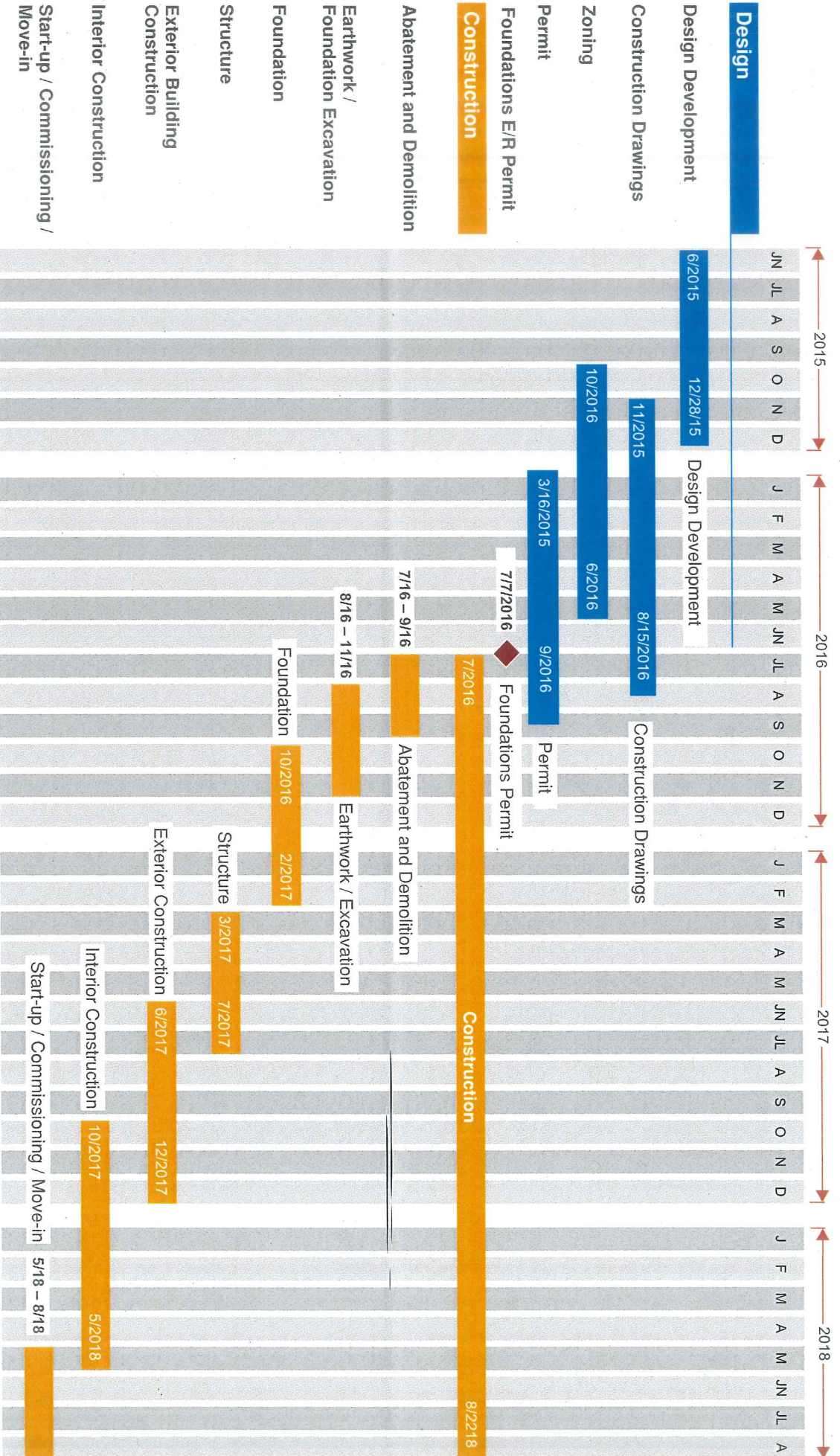
Meeting Adjourned at approximately 10:00 a.m.

Respectfully submitted,
Anthony Guigli
Owner’s Project Manager

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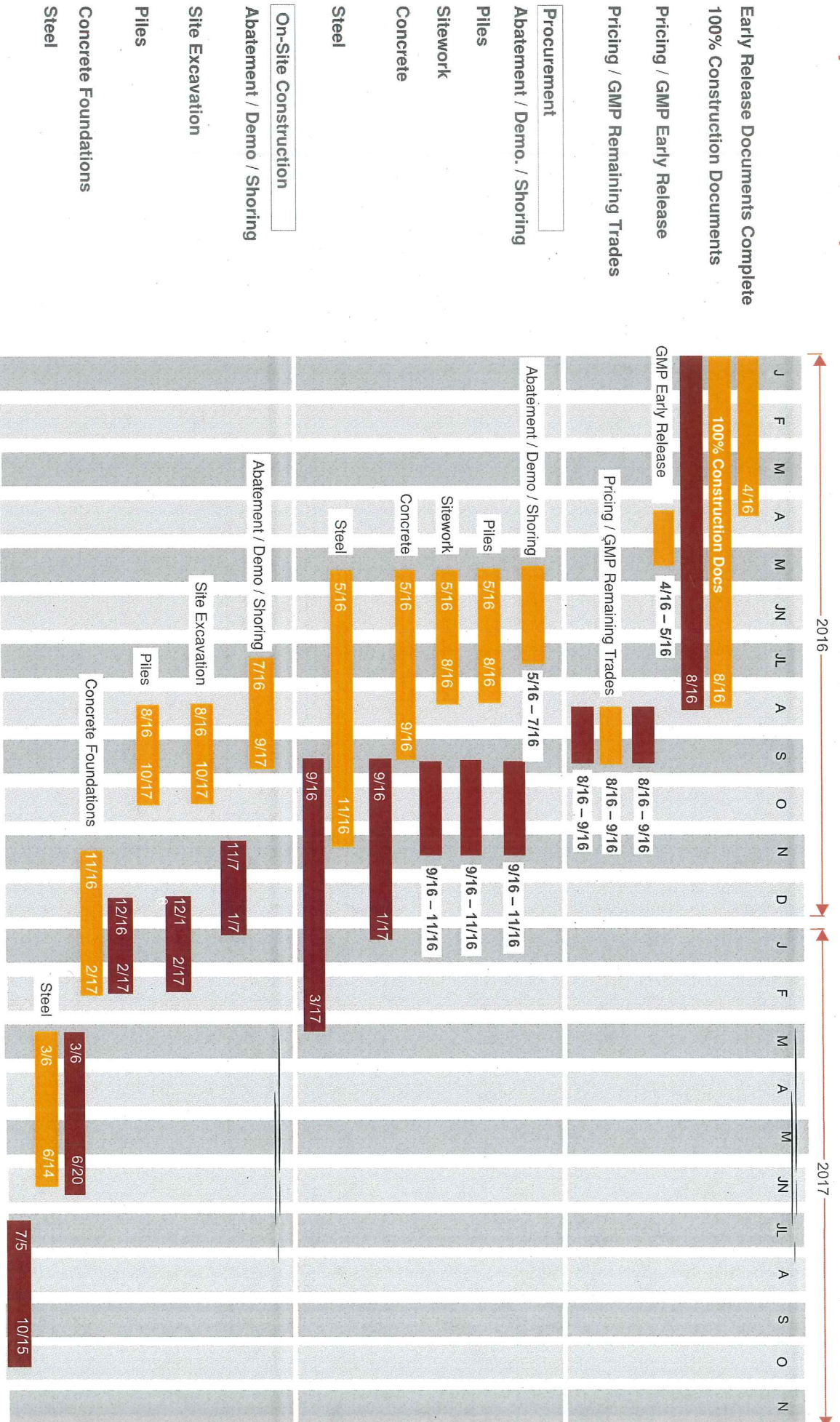
The Edward Devotion School | Brookline, MA

Milestone Schedule



Early Release Analysis

= Early Release 7/11/16 – 8/22/18
 = No Early Release 11/7/16 – 12/20/18



Devotion School
Building Committee Meeting
15 October 2015 8:00 a.m., Room 111, Town Hall

Name & Title	Contact Information	In Attendance
Owners Project Manager Tony Guigli	tguigli@brooklinema.gov	X
Project Representative Russ Hoogasian	rhoogasian@brooklinema.gov	
Board of Selectmen Nancy Daly	daly.nan@gmail.com	X
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Deputy Town Administrator Melissa Goff	mgoff@brooklinema.gov	X
School Committee Member Helen Charlupski	helen_charlupski@brookline.k12.ma.us	✓
School Committee Member David Pollak	david_pollak@brookline.k12.ma.us	✓
Member of Building Commission Ken Kaplan	kkaplan@kaplancorp.com	
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Deputy Superintendent of Schools Jennifer Fischer-Mueller	jennifer_fischer_mueller@brookline.k12.ma.us	
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HMFH Architects Pip Lewis	plewis@hmfh.com	
HMFH Architects George Metzger	Gmetzger@hmfh.com	X
HMFH Architects Deborah Collins	dcollins@hmfh.com	X
Advisory Committee Angela Hyatt	ahyatt@schwarzsilver.com	✓
Preservation Commission Jim Batchelor	JPB2@rcn.com	X
Planning Board Sergio Modigliani	smodig@rcn.com	✓
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